144.0	0002	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	712,900 /	712,900
					USE VALUE:	712,900 /	712,900
					ASSESSED:	712,900 /	712,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
171		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHI FENGJIAN
Owner 2:	YANG WEIQI
Owner 3:	
Street 1:	171 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOTTE FRANCIS A /ESTATE -
Owner 2:	-
Street 1:	29 SUMMER LN
Twn/City:	FRAMINGHAM
St/Prov:	MA Cntry:
Postal:	01701

NARRATIVE DESCRIPTION

This parcel contains 4,676 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1803 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4676.000	261,000	3,700	448,200	712,900
Total Card	0.107	261,000	3,700	448,200	712,900
Total Parcel	0.107	261,000	3,700	448,200	712,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.51 | /Parcel: 395.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	93776
GIS Ref	
GIS Ref	
Insp Date	02/21/20

!11206!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,500	3700	4,676.	448,200	730,400	730,400	Year End Roll	12/18/2019
2019	101	FV	224,200	3700	4,676.	420,200	648,100	648,100	Year End Roll	1/3/2019
2018	101	FV	224,200	3700	4,676.	347,400	575,300	575,300	Year End Roll	12/20/2017
2017	101	FV	224,200	3700	4,676.	319,400	547,300	547,300	Year End Roll	1/3/2017
2016	101	FV	224,200	3700	4,676.	291,300	519,200	519,200	Year End	1/4/2016
2015	101	FV	212,000	3700	4,676.	285,700	501,400	501,400	Year End Roll	12/11/2014
2014	101	FV	212,000	3700	4,676.	265,600	481,300	481,300	Year End Roll	12/16/2013
2013	101	FV	212,000	3700	4,676.	252,700	468,400	468,400		12/13/2012

PRINT

Date	Time
12/11/20	01:24:06

LAST REV

Date	Time
02/26/20	08:26:45
mmcmakin	

PAT ACCT. 11206

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOTTE FRANCIS A	70166-74		10/31/2017	Estate/Div	638,000	No	No		
	8629-169		1/1/1901	Family		No	No		Ghislaine I Botte dod 11/30/2009

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2018	979	Insulate	2,286	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2020	Inspected	PT	Paul T
1/30/2018	SQ Returned	MM	Mary M
11/29/2017	MEAS&NOTICE	HS	Hanne S
11/13/2008	Meas/Inspect	345	PATRIOT
11/17/1999	Meas/Inspect	270	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93776
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4676		Sq. Ft.	Site		0	80.	1.20	9									448,223						448,200	

Total AC/HA: 0.10735 | Total SF/SM: 4676 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 448,223 | Spl Credit | Total: 448,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98145747
Adj $ / SQ:	172.246
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378195
Depreciation:	117240
Depreciated Total:	260954

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

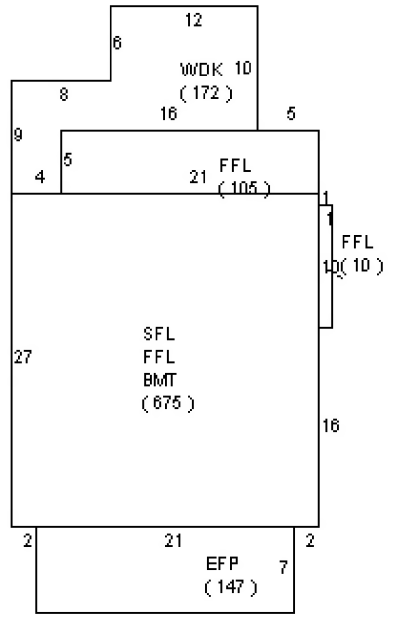
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.25
Special Features:	0	Val/Su Net:	106.14
Final Total:	261000	Val/Su SzAd	178.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	790	172.250	136,074
BMT	Basement	675	59.940	40,461
SFL	Second Floor	675	172.250	116,266
WDK	Deck	172	11.590	1,994
EFP	Enclos Porch	147	44.900	6,600
	Net Sketched Area:	2,459	Total:	301,395
Size Ad	1465	Gross Are	2459	FinArea 1803

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1950	25.42	T	40	101			3,700			3,700

More: N	Total Yard Items:	3,700	Total Special Featues:		Total: 3,700